



# Ladera Linda Park Master Plan Background

## Master Plan Process

- Parks Master Plan Update Approved: October 2015
- Consultant Selected: June 2016
- First Public Workshop: September 2016
- City Council Mtg. Status Update: October 18, 2016
- Alternative Designs Prepared
- Second Public Workshop: April 26, 2017
- Two-week Public Comment Period: April 26-May 10, 2017
- Recommended Design (Concept A-1) Prepared



# Aerial and Views of Ladera Linda Park







## LADERA LINDA COMMUNITY PARK - CONCEPT A

CITY OF RANCHO PALOS VERDES APRIL 2017



Concept A





## LADERA LINDA COMMUNITY PARK - CONCEPT B

CITY OF RANCHO PALOS VERDES APRIL 2017



Concept B

# Response to April 26 Public Workshop & Comment Period

## Top Five Issues From Outreach Effort

- Concept A clearly identified as favored option
- Retain current entrance location
- Relocation of basketball courts adjacent to playground areas
- Direction that Forrestal Preserve Parking Option should be included
- Concerns raised about security, noise, exact building dimensions/details (to be addressed in construction design phase)

# Ladera Linda Park Master Plan

## Recommended Concept

### Reflects Community and Council feedback:

- Reduced building square footage/footprint
- Maintain existing elements/no new park elements
- Low-key, neighborhood feel
- No gymnasium, pool, or dog park
- New community center, trails, nature room
- Constraints on usage
- Addresses Forrestal Preserve Access Issues
- Modest/restrained design scope
- Improved security
- Park amenities: benches, water fountains, picnic tables etc.





## CITY OF RANCHO PALOS VERDES AUGUST 2017

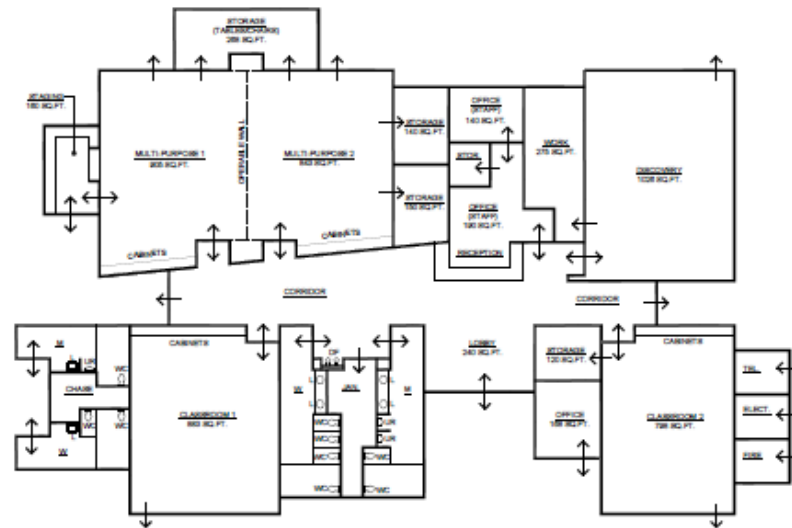
## Recommended Design: Concept A-1





LADERA LINDA PARK  
RANCHO PALOS VERDES  
CALIFORNIA

## ➤ Storage



## FLOOR PLAN

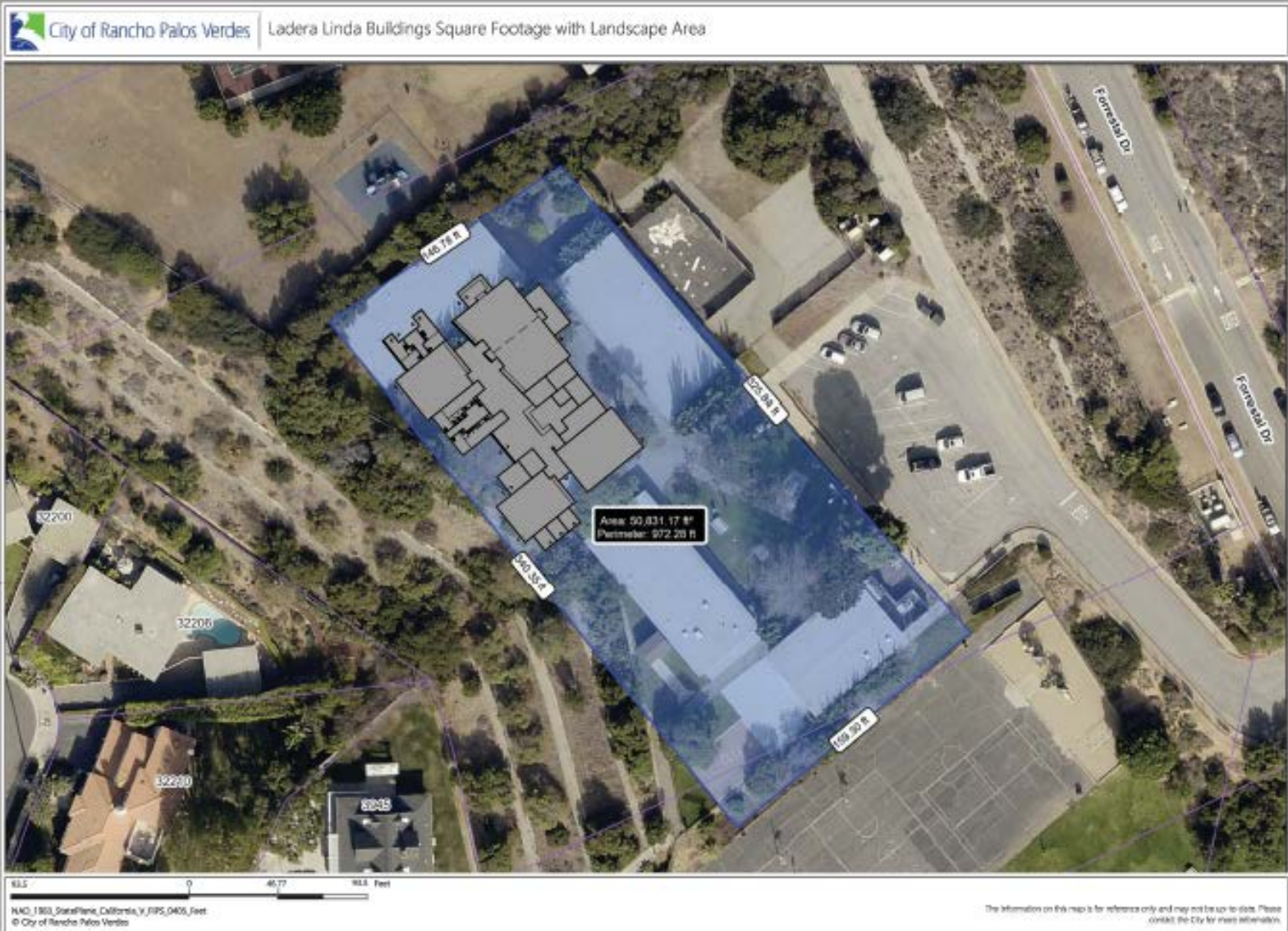
THE BUILDING AREA INDICATED ON THIS PLAN ARE MEASURED TO THE CENTERLINE OF THE SURROUNDING WALL LINE. THE AREA INDICATED ARE FOR SCHEMATIC DESIGN PURPOSES ONLY. THE ACTUAL BUILDING AREA WILL INCREASE BY 10 TIMES THE EXTERIOR WALL THICKNESS TIMES THE BUILDING PERIMETER. THE ACTUAL ROOM AREA WILL INCREASE BY 10 TIMES THE WALL THICKNESS TIMES THE ROOM PERIMETER.

APPROXIMATE NORTH



SCALE: 1/8" = 1'-0"  
FEBRUARY 14, 2017

# Overlay of proposed 9,100 sf building diagram over existing building area footprint





# Ladera Linda Park Master Plan Process

## Financial Information

- 2015 CIP Estimate \$7.2 million
- RFA Estimate \$7,657,800
- Additional \$350,000 already budgeted for construction document/community input phase (FY 17-18)
- Estimate could lower during construction document/bidding phase
- Grant funding possibilities
- Public Private Partnership (P3)
- Quimby Funds (\$750,000)
- Staff can bring back detailed budget with alternatives

# Ladera Linda Park Master Plan Process

## Next Steps

- Develop & Implement Construction/Document RFP Process
- Develop detailed financial plan with alternatives for Council Consideration
- Estimated Total Project Process: Construction Docs Creation & Approval, Pre-con, Demolition & Construction—18-24 months



# Questions





## Estimate Of Probable Construction Costs Worksheet

Job: 090-001  
Acres: \_\_\_\_\_  
Estimate: Jim Collison / Dick Fisher

Project: Ladera Linda Community Park Concept 'A'  
Client: City of Rancho Palos Verdes  
Date: 7/18/2017

ITEM NO #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization	1	LS	\$350,000.00	\$350,000
2	Demolition	1	LS	\$120,000.00	\$120,000
3	Hazardous Material Removal Allowance	1	LS	\$150,000.00	\$150,000
4	Tree & Shrub Removal (perimeter)	27,000	SF	\$0.25	\$6,750
5	Cleaning & Grubbing	1	LS	\$8,000.00	\$8,000
6	Grading	6,844	CY	\$30.00	\$205,320
7	Drainage	1	LS	\$60,000.00	\$60,000
8	Retaining Walls at Basketball Courts	130	LF	\$200.00	\$26,000
9	Rock Retaining Walls at Playground Area	100	LF	\$120.00	\$12,000
10	New Driveway Apron	191	SF	\$7.00	\$1,337
11	AC Paving 3"	1,126	Tons	\$100.00	\$112,600
12	Aggregate Base 4"	677	CY	\$65.00	\$44,005
13	Concrete Curb	1,181	LF	\$25.00	\$29,525
14	Concrete Curb & Gutter	1,049	LF	\$40.00	\$41,960
15	Concrete Mow Strip	424	LF	\$12.00	\$5,088
16	Security Lighting	23	EA	\$8,000.00	\$184,000
17	Parking Lot Lighting	22	EA	\$7,000.00	\$154,000
18	Parking Lot Striping	1	LS	\$14,000.00	\$14,000
19	Concrete Walkway (6")	42,826	SF	\$8.00	\$341,008
20	Concrete Parkway Walkway (4")	6,383	SF	\$6.50	\$41,490
21	Concrete Full Basketball Court	1	LS	\$55,000.00	\$55,000
22	Concrete Half Basketball Court	1	LS	\$30,000.00	\$30,000
23	Handicap Access Ramp	2	EA	\$5,000.00	\$10,000
24	Handicap Signage	4	EA	\$300.00	\$1,200
25	Enhanced Paving	6,505	SF	\$15.00	\$97,575
26	Play Area Curb	687	LF	\$30.00	\$20,610
27	Playground Equipment	1	LS	\$200,000.00	\$200,000
28	Playground Resilient Surfacing	8,470	SF	\$15.00	\$127,050
29	Group Picnic Shelter	1	LS	\$55,000.00	\$55,000
30	Butterfly Garden	2,510	SF	\$1.50	\$3,765
31	Bridge (261 sf)	1	LS	\$6,000.00	\$6,000
32	Stairs (185 sf)	1	LS	\$15,000.00	\$15,000
33	Dry Stream	698	SF	\$10.00	\$6,980
34	Large Boulders Placement (Boulders Provided by City)	39	EA	\$200.00	\$7,800
35	Medium Boulders Placement (Boulders Provided by City)	34	EA	\$150.00	\$5,100
36	Community Center Building	1	LS	\$4,222,500.00	\$4,222,500
37	Storage Building	1	LS	\$250,000.00	\$250,000
38	Trash Enclosure	1	LS	\$16,000.00	\$16,000
39	Utilities	1	LS	\$65,000.00	\$65,000
40	New Park Sign	1	LS	\$12,000.00	\$12,000
41	Boulders Relocation	1	LS	\$3,000.00	\$3,000
42	Drinking Fountain	2	EA	\$9,000.00	\$18,000
43	Picnic Table	13	EA	\$2,500.00	\$32,500
SUB TOTAL (Items 1-43)					\$7,167,163



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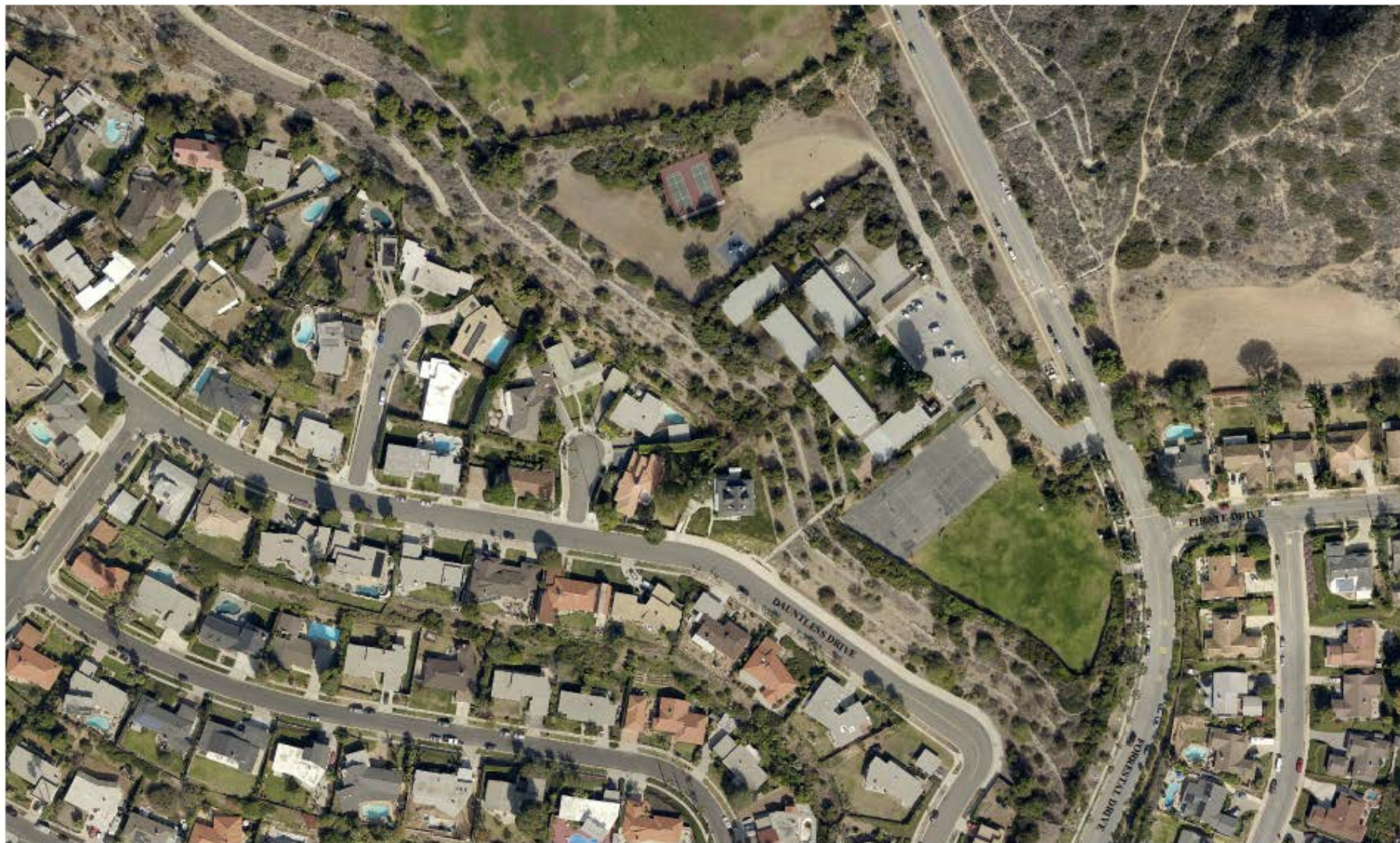
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ITEM NO #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
44	8' Bench	31	EA	\$1,500.00	\$46,500
45	4' Bench	8	EA	\$1,300.00	\$10,400
46	Chair	16	EA	\$1,000.00	\$16,000
47	Chainlink Fence	1,407	LF	\$80.00	\$112,560
48	Wood Post & Metal Fencing	1,383	LF	\$20.00	\$27,660
49	Removable Bollards	2	EA	\$800.00	\$1,600
50	Automatic (Overhead) Irrigation System	185,072	SF	\$1.50	\$277,608
51	Weed Abatement	185,072	SF	\$0.10	\$18,507
52	Soil Prep / Fine Grading	185,072	SF	\$0.25	\$46,268
53	Shrub Planting	133,194	SF	\$0.85	\$113,215
54	Slope Shrub Replacement	26,695	SF	\$0.85	\$22,691
55	3" Layer Wood Mulch	1,237	CY	\$50.00	\$61,850
56	Hydroseeded Turf	51,878	SF	\$1.00	\$51,878
57	24" Box Tree	105	EA	\$275.00	\$28,875
58	120-Day Maintenance	1	LS	\$5,000.00	\$5,000
SUB TOTAL (Items 44-58)					\$840,612
SUB TOTAL (Items 1-43)					\$7,167,163
TOTAL					\$8,007,774
10% CONTINGENCY					\$800,777
TOTAL					\$8,808,552

### IMPROVEMENTS TO BE FUNDED BY OTHER DEPARTMENTS

ITEM NO #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
59	AC Paving 3"	109	Tons	\$100.00	\$10,900
60	Aggregate Base 4"	65	CY	\$65.00	\$4,225
61	Concrete Curb & Gutter	422	LF	\$40.00	\$16,880
62	Parking Lot Striping	1	LS	\$6,000.00	\$6,000
63	Concrete Parkway Walkway (4")	1,841	SF	\$6.50	\$11,967
64	Irrigation System and Planting	1,362	SF	\$3.85	\$5,244
SUB TOTAL (Items 59-64)					\$55,215
10% CONTINGENCY					\$5,525
TOTAL					\$60,740





**LADERA LINDA COMMUNITY PARK - EXISTING SITE CONDITIONS**  
CITY OF RANCHO PALOS VERDES APRIL 2017

